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March 28, 2025

Clay County Commissioners Court
Clay County Courthouse Annex
214 N. Main Street
Henrietta, Texas 76365

Re: Review of Proposed Corner Post RV Park Development located at the intersection of F.M.174, Manton Rd. & Reed Rd.

Dear Honorable Judge Mike Campbell and Honorable Members of the Commissioners Court,

This letter is a summary of our review of the proposed development for compliance with the Clay County Subdivision Regulations (Ad. Nov. 25, 2024) "Regulations" as well as TCEQ regulations. Documents provided for review include the proposed Plat, Engineering Plans and Well Report.

The proposed development consists of plating of a 2.44-acre tract of land and construction of a 12 stall RV Park and associated appurtenances.

The following items were not addressed with the provided documentation for the proposed development in accordance with the Regulations:

1.3 e. Tier One: RV parks are treated as a Tier One subdivision and developer must submit a written, affirmative acknowledgement of the requirements of Tier One subdivisions.

2.2 d. Groundwater Availability Study: Where individual wells are proposed for a water supply of drinking water the developer must include with their plat application a Groundwater Availability Study.

2.3 a. OSSF compliance with TCEQ: If OSSF systems are to be utilized, the Plat must bear a notation that all such systems must comply with TCEQ regulations.

2.7 b. TCEQ density: Plats that include OSSF & water wells must provide a statement the subdivision complies with the TCEQ density requirements.

3.1 b. & 3.10 a. Setbacks: Developer must establish setback lines of 25' from edge of any public road right-of-way and 50' from edge of right-of-way of a major road (FM174).

5.3 d. Certification: The developer shall provide certification that adequate groundwater is available by a licensed engineer or geologist. This certification shall be filed as part of the plat dedication instrument and noted on the plat.

5.3 f. Roads: Interior RV Park roads shall be specified and built to county road standards.

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5.5 f.1. Dumpsters: A minimum of one dumpster is required for up to 50 RV spaces.

5.5 h. Fire Protection: An RV Park must provide fire extinguishing equipment to satisfy applicable regulations of the County.

Cordially,

Corlett, Probst & Boyd, PLLC

BY: 

Devin G. Smith, P.E., R.P.L.S.